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SPECIFIC PLAN # 5

"GATEWAY"

Specific Plan # 5 is a Specific Plan pursuant to State planning Law SECTION 65450 and City of Twentynine Palms Ordinance 42.

SECTION 1.0 REPEALER.

This Specific Plan repeals "ACTION (A), DIRECTIVE (3), of Section TP2.0220, of DIVISION 2, PLAN FOUNDATION," of the Twentynine Palms Community Plan adopted by reference upon incorporation of the City.

SECTION 2.0 INTENT AND PURPOSE OF THE PLAN.

The Intent and Purpose of Specific Plan #5 is as follows:

- 2.1 To enhance the economic base of the City;
- 2.2 To establish Land uses that do not conflict with the mission of the Marine Corps Air to Ground Combat Center, for example:
 - a. High quality commercial development that prohibits uses that are conducive to encouraging acts of turpitude, such as Tatoo Parlors, Pawn Shops, etc.;
 - b. Industrial/Office uses to enhance the employment opportunity for both the Base dependents and the citizens of the Community,
 - c. Prohibition of multiple residential uses within the boundaries of the Specific Plan north of Mesa Drive;
 - d. Due to the operations of the Combat Center, uses such as Convalescent Hospitals, Rest Homes, etc., shall be prohibited; (Out patient Industrial accident Hospitals are permitted);
 - e. Family style Recreation facilities, both Public and Private;
 - f. Encourage Commercial developments that provide goods and services that are lacking in the Community and do not provide significant competition to the "Downtown" area.
- 2.3 To provide high quality design standards, promoting a southwest "adobe" theme or other "southwest" themes.
- 2.4 To protect the natural beauty of the Mesquite Dunes by prohibiting or severely limiting development where these dunes exist;

- 2.4 To prohibit or severely limit, pursuant to law, any development over the Mesquite Lake earthquake fault;
- 2.5 To plan for and provide maximum traffic safety by efficient spacing and joint use of driveways that access a major street;
- 2.6 To compensate the Public investment in this Specific Plan by recapturing a pro-rated share of the City cost in preparing, processing, and implementing this plan.

SECTION 3.0 PROPOSED LAND USES.

The Land Uses permitted shall be those uses permitted in the City of Twentynine Palms Community Plan for the Land Use designations shown on the Specific Plan map except as follows:

Where the Land Use designation is shown as "RL-2.5" or other non-commercial classification, and the property is not otherwise confined by its being entirely located in the Mesquite Dunes or being on the Mesquite Lake earthquake fault, whether shown on the map or not, the property may apply for a development pursuant to the regulations of the "OI", "CN" classifications or the "CQ" designation enumerated in SUBSECTION 3.2 and SUBSECTION 3.3 of this Specific Plan, or for other reclassification, in substantial conformance with the "CQ", "OI" or other designation shown on the General Plan. Due to the sensitive environmental setting, the territory north of Valle Vista Drive and west of Adobe Road is not qualified for reclassification under this section.

3.1 Procedure to apply for a commercial or industrial development located in the "RL-2.5" or other non-commercial classification.

- a. An Application for a re-classification shall be submitted and found consistent with the General Plan and found complete,
- b. A fee pursuant to SECTION 10.0 shall be paid to reimburse the City for administrative cost of processing the application,
- c. A complete and detailed Site Development Plan of the proposed project, pursuant to ORDINANCE 38 shall be filed in conjunction with the reclassification request with the appropriate fee as adopted by the City for the processing of Site Development Plans,
- d. The Proposal will qualify for an Environmental Negative Declaration or an Environmental exemption if the scope of the project was evaluated in the E.I.R. prepared for this Specific Plan,
- e. The Site Development Plan will otherwise be processed according to the regulations of ORDINANCE 38 except as follows:

- (1) The Site Development Plan shall also be approved by the City Council,
- (2) The Site Development Plan and The Land Use Reclassification shall be consolidated in that should the Site Development Plan expire, the Land Use Designation shall remain "RL-2.5" or its other non-commercial designation,
- (3) Upon final approval of a Site Development Plan wherein all conditions have been met, a Building Permit may be applied for and issued upon building plan check approval,
- (4) Upon Building Inspection sign-off with any building, or portion of a building as being legal for occupancy, that lot or portion of such a lot shall be deemed reclassified to "OI", "CQ" or other requested classification, whichever applies.

3.2 THE "OI" OFFICE-INDUSTRIAL CLASSIFICATION.

- a. It is the intent of this classification to provide clean, non-polluting, quiet and efficient uses that not only are not incompatible with the Combat Center, but compliment and support the Base operation by making desirable services and facilities available to the Base personnel as well as the civilian population of the Region.
- b. The following uses are permitted, but not limited to the following:

OFFICE AND SIMILAR USES

- (1) Accountants
- (2) Attorneys
- (3) Banks and Other Financial Institutions
- (4) Dentists, Doctors, and other Medical Services
- (5) Engineers, Architects, etc.
- (6) Employment Agencies
- (7) Escrow, Real Estate and Title Companies
- (8) Insurance Agencies
- (9) Photography and Art Studios
- (10) Travel Agencies
- (11) Restaurants, Cafeterias and Cafes
- (12) Governmental Offices and Facilities
- (13) Industrial Research Offices and Laboratories
- (14) Printing and Publishing
- (15) Corporate Headquarters or Regional or Branch Offices

INDUSTRIAL TYPE USES

- (16) Assembly of processed or semi-

processed materials conducted within a building and no obnoxious noise, dust, glare, hazardous discharge or odor is associated with the operation

- (17) Outdoor Storage, subject to being visually screened from surrounding properties and public rights-of-way. This requirement may be waived or modified only upon specific findings that the material to be stored will be visually unobtrusive
- (18) Storage Warehouses, if related to an Office or Assembly operation
- (19) Public Utilities
- (20) Other Uses that the Planning Commission may determine to be compatible with the intent of this Land Use Classification, provided that this determination is made at a Hearing in concert with consideration of a Site Development Plan or amendment thereof

c. The setback and other development conditions shall be as specified in this Specific Plan. If not specified in this Specific Plan, The regulations of the "CC" Land Use District or, its duly adopted successor, and/or other City Ordinances or County Ordinances adopted by reference shall apply.

3.3 THE "CQ" COMMERCIAL QUALITY LAND USE CLASSIFICATION.

a. The intent of the "CQ" Designation is to provide a high quality, well planned and attractively designed commercial developments that provide a wide variety of commercial activities that are efficiently and functionally focused to provide the products and services for the residents of the region without conflicting with the operation of the Combat Center or significantly competing with, and consequently deteriorating, the "Downtown" area of the City.

b. The following uses are permitted in the "CQ" Classification:

(1) Restaurants, Cafeterias and Cafes; no Bars are permitted in that the sale of alcoholic beverages is permitted only in conjunction with a bona fide eating establishment that does not prohibit minors, unless the Bar is an ancillary use to a larger function such as a Hotel or Bowling Alley, in which case the Bar may be permitted.

(2) Health Clubs or Athletic Facilities

- (3) Hotels and Motels
- (4) Retail, Trades and Services normally associated with a Mall or Shopping Center emphasizing such goods and services not otherwise provided in the Community
- (5) Automotive Sales and Services including Tires Batteries, etc. No Service Stations unless the activity is designed into a larger Shopping Center or comprehensive Automobile Service Complex
- (6) Commercial Recreational Facilities, both Public and Private
- (7) Educational Facilities, both Public and Private
- (8) Theatres
- (9) Mini Storage Warehouses, only when less than fifteen percent of the area of a larger project and the facility is designed to not conflict with the other uses both functionally and aesthetically
- (10) Branch Financial Institutions, i.e. Banks, Savings and Loans, Credit Unions, etc.
- (11) Public Utilities

c. The setback and other development conditions shall be as established by this Specific Plan. If not so specified, the regulations of the "CC" Land Use District shall apply as well as other City Ordinances or County Ordinances adopted by the City by reference.

SECTION 4.0 STREETS AND CIRCULATION

4.1 The Major Streets shall be as shown on the Specific Plan Map.

4.2 All other Public Streets not shown on the Specific Plan shall be approved as part of a development proposal, or as otherwise may be approved at a noticed Public Hearing.

4.3 Limited private driveway access on Condor Road, Vale Vista Drive and Indian Trail, the Major streets shown on the Specific Plan is required. Joint use of driveway access is encouraged. Spacing between private driveways is 600 feet, unless the City Traffic Engineer finds a proposal for a shorter interval satisfactory for general traffic safety purposes.

4.4 The spacing of private driveway access to Adobe Road shall be one quarter mile unless the City Traffic Engineer finds a proposal for a shorter interval satisfactory for traffic safety purposes.

4.5 All Site Development Plan projects shall be designed, to

the greatest extent feasible, to enable future projects on the project in questions borders to access the parking areas from the future proposed parking areas having a continuous and integrated parking area as an objective.

4.6 No Subdivision of land in the RL-2.5 classification shall be permitted, unless approved in conjunction with a Site Development Plan or a 2.5 acre residential subdivision.

SECTION 5.0 OPEN SPACE.

5.1 The intent of this Section is to prevent the destruction of the open space resources of the Mesquite Dunes. Consequently, no building or grading permits shall be issued unless specifically approved by the Planning Commission, at a noticed public hearing, with specific findings that the proposed permit or permits will not degrade the integrity of the open space resources.

5.2 Proposed developments having portions of this open space resource on the parcel in question may credit this area to its requirements for landscaping and permeable land surface.

5.3 All proposed developments are encouraged to utilize the Mesquite Dunes for visual exposure in its design.

5.4 Any resource identified in the E.I.R. shall be protected or impacts mitigated as a condition of any proposed project.

5.5 Public passive recreational uses are encouraged; examples are nature walking trails, small museums, arboretums, etc.

5.6 Commercial development in the vicinity of the earthquake fault, where other factors are not withstanding, should be limited to uses not requiring significant buildings, such as automobile leasing or automobile sales lots and Plant Nurseries. Appearance shall be a prime consideration.

SECTION 6.0 DESIGN STANDARDS.

6.1 The City Planning Commission, in reviewing Site Development Plans in the territory of the Specific Plan shall apply design standards as necessary to assure a high quality, attractive and functional projects.

6.2 The required design theme is "Southwest Adobe" (i.e. appearance of Adobe block, wooden ceiling beams, flat or shallow pitched roofs wood shake or pseudo wood shake shingle, etc.). Other design themes may be approved provided that the Planning Commission can find that the different theme is necessary because of unique characteristics of the project in question that could not be architecturally accommodated by the required theme. Other themes established in the area prior to the adoption of this

Specific Plan may be continued, provided that the theme is in conformity with a Southern California theme and the design criteria of this section. (Example: The Himalaya Plaza theme). Varieties within the desired theme, between projects, is encouraged; the objective is to promote a general theme but not monotony or exact sameness in building appearance.

6.3 When a design for a center is approved, all buildings, including separate building pad sites shall comply and conform to that design.

6.4 The colors shall be earth tones with no bright or garish variations; all white tones shall be off-white tones.

6.5 All proposed Site Development Plans shall include a comprehensive "Sign Package". This sign package should be modest, consistent and compatible with the design of the center. Once a sign package has been approved, all subsequently established signs shall be consistent with the criteria, including the separate buildings on separate pads within the center.

6.6 No freestanding pole signs shall be permitted; except the Planning Commission may approve a freestanding directory sign provided that there are more than three tenants identified on the sign. However, it is the intent to not utilize freestanding pole signs and to utilize alternative sign styles.

6.7 Low profile monument signs are encouraged, with a design theme compatible with the center it serves. These signs should be complimented with desert landscaping.

6.8 No sign may block site distances necessary for traffic safety.

6.9 The sign size regulations will generally be that of the "CC" Land Use classification or its duly adopted successor except as otherwise stated in this Section. However, the Planning Commission may modify the standards if the size of the project warrants such a modification for reasonable proportional exposure.

6.10 Setbacks:

(a) The setbacks from Major Streets as shown on the Specific Plan shall be a minimum of sixty-five (65) feet of which at least fifty (50) percent shall be natural or landscaped.

(b) All other setbacks shall be in compliance with the setbacks of the "CC" Land Use Classification of the Community Plan.

(c) Under unusual circumstances, the Planning Commission may modify the setbacks. examples of such unusual circumstances are: Location of the earthquake fault or open space shown on the Specific Plan, or other features

that would prohibit building on those portions of the property. In granting the modification, no reduction in required pervious or landscaped areas may be granted.

6.11 Landscaped areas shall be required to comply with the Twentynine Palms Palms Water District Ordinance related to water conservation.

6.12 At least twenty (20) percent of the property of any project shall be permeable surface, either landscaped or natural.

6.13 Employee parking areas separated from customer parking areas may be surfaced with gravel.

6.14 All projects over ten (10) acres in size shall provide a public transit shelter located in such a manner to encourage use of public transportation as it may be made available.

6.15 Parking facilities for bicycles shall be provided.

SECTION 7.0 SANITATION AND DRAINAGE.

7.1 Depending on the elevation of the project, the Planning Commission may require "dry sewer" for future connection.

7.2 Septic systems and leach lines may not be under impervious surfaces.

7.3 All altered drainage courses shall flow to a Public Street or an approved drainage facility.

7.4 Drainage facilities should be kept natural in appearance and be integrated into the design of the project. Concrete channels should be avoided where possible.

SECTION 8.0 SAFETY CONSIDERATIONS.

8.1 No structures intended for human occupancy may be constructed on an earthquake fault as shown on the Specific Plan Map.

8.2 All structures shall be equipped with sprinklers for maximum fire safety.

8.3 Sufficient Public Land shall be made available for a Police and/or Fire sub-station.

8.3 The concept of "defensible space" shall be considered in the design of all projects.

8.4 Adequate provisions shall be made to diminish the

influence of erosion from any project area.

SECTION 9.0 CONSISTENCY WITH THE GENERAL PLAN.

9.1 This Specific Plan is consistent with the General Plan as Amended, and accompanied by a General Plan Amendment and a certified EIR prepared for and processed with this Specific Plan.

SECTION 10.0 FEES.

10.1 Specific Plan Fee.

The purpose of this fee is to recapture the cost of processing this Specific Plan, The necessary amendments to the General Plan, the Community Plan; and the preparation of the EIR. The fee for each project proposed pursuant to SECTION 3.0 of this Plan shall be according to the following formula:

$$\text{FEE} = \frac{A}{T} \times [X(1 + .05N)]$$

A = Number of acres in the project measured to the centerline of the adjoining streets.

T = Total number of acres potentially able to develop pursuant to SECTION 3.0.

X = Total cost of the processing of the Specific Plan.

N = Number of complete years since the adoption date of this Specific Plan.

10.2 Road Development Fee.

The City Council may adopt a fee for new traffic signals or road improvements necessitated by new development in the Specific Plan Area. Signals or street improvements previously accounted for or required prior to the adoption of this Specific Plan shall not be assessed this fee.

The Road Development Fee shall be according to the following formula:

$$\text{FEE} = \frac{P \times .5}{N} \times C$$

P = Street front footage of project in question.

N = Total foot frontage of street in widening project.

C = Total cost of project, including necessary warranted traffic signals and continuous left turn lanes, in dollars.

10.3 SECTION 3.0 Processing fee.

For applications pursuant to SECTION 3.0, in addition to the Site Development Plan fee, a fee of \$500.00 shall be submitted with each application for a commercial project or amendment thereof.

SECTION 11.0 CERTIFICATE OF PERMITTED USE.

In order to assure compliance with the intent and purpose of the Specific Plan, no occupancy of any commercial, office or industrial building or suite shall be permitted until a "certificate of permitted use" is issued by the City of Twentynine Palms.

The applicant shall submit the name of the company and a detailed, specific description of the business intended to be located in the building or in a suite of a project in the "OI", "CN" or "CQ" district. The Community Development Director shall be authorized to approve, conditionally approve, deny or refer applications to the Planning Commission, or defer decision for not more than ten working days pending the submittal of further detail, investigation or response from other responsible agencies. If a certificate is denied, the applicant shall be given the reason or basis of the denial in writing.

The applicant may appeal any denial or any condition imposed by the Community Development Director or the Planning Commission to the City Council whose decision is final. Unless the appeal is a companion case with a Public hearing item, a Public hearing is not required to consider such an appeal. The applicant shall, however, submit with the appeal the appropriate fee adopted by the City Council for appeals.

When an approval is granted, the business is authorized to operate only under the stipulations of the description contained on the certificate as approved by the City. Any activity not stipulated in the certificate is unauthorized until amendment is duly applied for and approved by the City.

The granting of a "certificate of permitted use" does not imply approval of any other action required for the business such as sign permits or tenant improvements which need to be applied for separately and approved or denied on their merits.

Conducting a business without an approved "certificate of permitted use" shall constitute a violation of City Code and may be prosecuted as such. Under a situation where a business is operating in violation of this requirement, the City may withhold issuance of permits, checking of plans or inspections of the project in which the violation is located until the violation is corrected.

SECTION 12.0: SPECIAL ENVIRONMENTAL REGULATIONS PROPOSED FOR INCORPORATION INTO SPECIFIC PLAN No. 5 - "GATEWAY"

12.1 (SE-1) Geologic/Soil Conditions/Seismicity

A comprehensive geotechnical investigation, including subsurface exploration, shall be performed prior to site development plan approval of any development site within the Specific Plan. In addition to geotechnical matters normally addressed such as foundation conditions, slope stability, and engineering properties of soils, the following issues should be specifically addressed in this case:

- a) The Mesquite Lake fault (zone) should be investigated by trenching in at least three locations, on-site, to evaluate recency and character of movement, to establish setback requirements for development, and to identify any special geotechnical problems.
- b) The effects of any proposed groundwater withdrawal need to be evaluated as may be related to subsidence due to the presence of loose or soft soils and differential geotechnical conditions across the fault. Groundwater withdrawal may, as well, induce fault movements.
- c) If on-site septic disposal is proposed, the potential for groundwater contamination shall be considered because of the probable high permeability of some subsurface soils. The disposal of septic effluent into the soils may, as well, generate soil stability problems within and outside of the fault zone.
- d) The potential effects of wind erosion of soils shall be carefully evaluated.
- e) All measures required by the Alquist-Priolo Special Studies Act must be complied with.

12.2 (SE-2) Water Resources, Drainage, and Water Quality

- a) In general, all water resources, drainage, and water quality mitigation measures identified in Section 4.5 of the Final EIR shall be complied with or guaranteed prior to Site Development Plan approval.
- b) Waste Water
 - (1) A comprehensive hydrogeological investigation addressing historic depth of water table should be performed prior to the approval of any Site Development Plan within the Specific Plan, with minimum separation from the historic water table to the bottom of any leaching trench or pit to be a minimum of 40 feet.
 - (2) Subsurface soils suitability for on-site waste water disposal shall be determined by acceptable percolation methods as required by the San Bernardino County Department of Environmental Health Services. Even when designed by expert engineers, septic tanks, drain lines, and other subsurface disposal systems such as seepage pits are only substitutes for a permanent sewage system.
 - (3) Prior to the approval of any Site Development Plan within the Specific Plan, the feasibility of a package sewer treatment plant (with tertiary treatment) shall be investigated, with input and guidance from the City of

12.3 (SE-3) Biological Resources

a) Mesquite Bosque and Playa Wetlands Sensitive Habitat
The Mesquite Bosque on the southwestern shore of Mesquite Lake represents an important habitat, due to the very limited nature of such woodland habitat in this region. Although the site has been severely devastated by woodcutting, sufficient tree cover persists to constitute a sensitive habitat. The Mesquite Bosque of Mesquite Lake is perhaps the best representative of such vegetation in the Western Mojave.

The flat playa of Mesquite Lake represents a wetland habitat. The desert playa wetlands are unusual in that they contain fairy shrimp, clam shrimp, tadpole shrimp, and water fleas. These animals are adapted to the cyclic wet and dry conditions of this habitat--a condition similar to that of the vernal pool habitat of more coastal areas.

The following planning measures shall be implemented to maintain the Mesquite Bosque and Playa Wetlands Sensitive Habitat as indicated on the Specific Plan Map:

(1) 20-acre minimum lot size requirement or Open Space designation.

(2) Prior to issuance of any discretionary City permit or detailed clearance survey, to indicate and map all Honey Mesquite (*Prosopis glandulosa*).

(3) No removal of the Honey Mesquite trees may be permitted without a permit issued by the Director of Community Development. The permit requires in-kind preservation, rather than replanting of smaller size material in the case of native trees in natural habitats.

(4) A special setback from extant trees which exceed 8 inches in diameter at breast shall be established by the Director of Community Development.

b) Stabilized Sand Dunes

The stabilized sand dunes and associated Honey Mesquites are an important regional feature. The limited extent of this type of habitat and the relatively broad range of plants and animals associated with the habitat indicate that such an impact (i.e., use as a sand source or other depletion of the habitat) is a significant adverse biological impact.

(1) No sand extraction shall be permitted.

(2) The dunes are to be designated with an Open Space land use designation.

c) Desert Tortoise

(1) The fact that Desert Tortoises occur throughout the area except for the playa bottom, according to a recent investigation for the federal Adobe/Del Valle Road improvements project site, means that the development of each site will require a detailed "clearance" survey for the presence of this desert reptile or signs of its

presence.

12.4 (SE-4) Archaeological and Historic Resources

Archaeological and Historic Sites remain on confidential file with the City of Twentynine Palms Director of Community Development. Prior to Site Plan approval or other discretionary permit approval, the applicant shall consult with the City to identify potentially significant cultural resources which might be adversely affected by development of the subject property. According to the provisions of Appendix K of the California Environmental Quality Act (CEQA), preservation of archaeological sites is always the preferred mitigative option.

Barring preservation, a data recovery program presents the only means for mitigating adverse impacts to the archaeological sites. While these archaeological sites within the Specific Plan have been identified and located, further data pertaining to the significance or lack thereof regarding these sites must be provided by the applicant to investigate potentially significant impacts.

In the event that determinations of significance become necessary (i.e., pending development proposal), our specific requirements for test programs include:

a) Sites S-1, S-2, S-3, S-4, S-9, S-10, S-11

Surface scatters with no subsurface deposits

(1) Conduct a transit-controlled 100% surface collection. This procedure entails locating each prehistoric item, recording its coordinates, and collecting it. The practical result of this process is mitigation through preservation.

b) Sites S-6, S-7, S-8

Surface scatters with possible subsurface deposits

(1) Conduct a transit-controlled 100% surface collection.

(2) Conduct an auguring program or excavation of Shovel Test Pits (STPs) designed to check for a possible subsurface deposit.

(3) In the event that a potentially significant deposit is encountered at one or more of the scatters, a test excavation program comprising hand-dug units should be conducted. The precise number of units will depend upon the size and character of the deposit. The purposes of the units are to determine the quality of finds present in the deposit, assist in determining deposit depth, and expose a cross-section of the deposit. All backdirt should be passed through 1/8-inch mesh.

c) Historic Sites S-5 and S-12

Saunders Homestead (S-5) and Kerby Homestead (S-5)

We believe that the foundations and debris observed at S-5 and S-12 represent the remains of early homesteads in the Twentynine Palms region. Whether these remains are sufficiently plentiful to constitute a significant historic archaeological site is unknown.

In an attempt to learn more about the structures at S-5

and S-12, we recommend the following test program:

(1) Excavation of an extensive auger series combined with backhoe trenching. These programs should result in fully delineating all foundation alignments. In addition, they should be used to seek possible buried concentrations of artifactual material and/or buried features such as privies and dumps.

(2) In the event that a potentially significant historic deposit is encountered, a test excavation program comprising hand-dug units should be conducted. The precise number of units will depend upon the size and character of the deposit. However, the volume of hand-excavated material must be sufficient to support a preliminary evaluation of the cultural material contained in the deposit.

12.5 (SE-5) Traffic Circulation

Specific Plan requirements include:

a) The levels of service on the roadways adjacent to the project site should be maximized by prohibiting parking and controlling roadway access where feasible.

b) Direct access to the site should be designed to comply with City design standards and insure that adequate sight distance is provided for motorists leaving the site.

c) Internal streets should provide continuity for future streets planned on undeveloped property that borders the project site.

d) Specific design standards for internal streets shall be as specified in the Specific Plan text.

e) The proposed cross-sections and roadway layout should be subject to the review and approval of the City Engineer during the development review process to insure compliance with City standards.

f) All internal streets should be fully constructed to their ultimate cross-section as adjacent development on site occurs.

g) Sidewalks and street lights will be installed on site as specified by the City and detailed in the Specific Plan text and Conditions of Approval attached to the project.

h) Stop signs should control project-related traffic at all un-signalized site egress points.

i) Traffic signals will be installed on site when warranted.

j) The internal circulation needs of the project should be evaluated when detailed site access plans are available.

k) Landscaping and signage on site should be low and forgiving in nature and not interfere with sight distances at site access points or at internal

intersections.

- 1) Street lights, sidewalks, parking, loading spaces, and handicapped parking should be provided in accordance with City standards.

The roadway and intersection improvements outlined above and detailed in the impact analysis represent traditional types of traffic engineering improvements which are geared toward increasing street and intersection capacity to meet increasing traffic demands. Alternative techniques are available for consideration which will shift the vehicular traffic demands to alternative time periods or modes of transportation.

12.6 (SE-6) Noise Impacts

Noise standards are implemented at various points in the planning and design of a development. At the General Plan Amendment and Zone Change levels, the land use type and density near noisy transportation facilities can be controlled. Later, at the Site Plan review level, proper structure arrangement and orientation can be evaluated, with approval conditioned upon setbacks, landscaped buffers, etc., that can resolve noise difficulties. At the subdivision or tentative tract level, detailed noise abatement requirements such as architectural design, acoustic construction techniques, and the erection of noise barriers are established as deemed necessary.

Long-term acoustic impacts can be mitigated more effectively through proper site design than through the use of noise-reducing construction techniques.

- a) Site design measures to reduce noise adjacent to the commercial uses on site over the long term shall include:
 - (1) Truck access, parking area design, and air conditioning refrigeration units should be carefully designed and evaluated at more detailed levels of planning to minimize the potential for acoustic impacts to adjacent noise-sensitive development.
 - (2) Building setbacks, building design and orientation can be used to reduce intrusive noise levels at any building pads located adjacent to roadways.
 - (3) Buildings could be oriented such that they face away from the roadway, and room arrangements, window size and placement, and roof design can minimize intrusive noise levels.
 - (4) Wherever feasible, parking areas should be located between the buildings and the roadway in order to create the greatest distance between noise source and receptor.
- b) Site design measures to reduce noise at the residential lots on site over the long term should include:
 - (1) Carports and parking lots in multi-family residential areas should be located adjacent to the heavily traveled roadways to create building setbacks

and shield more sensitive uses.

(2) To minimize intrusive noise levels, residences along Valle Vista Road, Indian Trail, Adobe Road, and Condor Road should be oriented away from adjacent roadways, and room arrangements, window size and placement, roofs, and courtyards should be carefully designed.

(3) Noise-sensitive courtyard or recreational open space areas should be shielded from intrusive noise levels by intervening structures or barriers.

(4) Prior to the issuance of building permits, the final lot layout, pad elevations, building design, and the acoustic berm and/or barriers shall be evaluated by a qualified acoustic consultant to insure that proper noise mitigation for the residential land uses adjacent to Valle Vista Road, Indian Trail, Adobe Road, and Condor Road is incorporated in the design.

12.7 (SE-7) Air Quality

Specific Plan requirements include:

a) San Bernardino County Air Pollution Control District Rule 403 will be adhered to, insuring the clean-up of construction-related dirt on approach routes to the site. (See Appendix.)

b) Building construction will comply with the energy use guidelines in Title 24 of the California Administrative Code.

c) Adequate watering techniques will be employed to partially mitigate the impact of construction-generated dust particles.

d) Any construction equipment using diesel drive internal combustion engines will use a diesel fuel with a maximum of 0.05% sulfur to comply with San Bernardino County Air Pollution Control District Rule 431.

e) Safe and convenient pedestrian facilities should be provided to encourage walking as a mode of transportation between the employment opportunities, residential areas, and amenities on site.

f) The use of energy-efficient street lighting and parking lot lighting (low-pressure sodium vapor lights) should be considered on site to reduce emissions at the power plant serving the site.

g) Design features should be incorporated in the project to facilitate public transit usage.

h) Any traffic signals installed in conjunction with the project should be synchronized with other signals in the project vicinity.

i) Operations which tend to create fugitive dust should be suspended under conditions of high wind velocity in the project area.

j) The buildings and recreational areas should be

oriented and designed to minimize intrusive vehicular emissions.

k) Consideration should be given to the use of solar water heaters and solar pool heaters.

l) The project proponent should contact public transit, ride sharing, local public works, and other appropriate service organizations during early planning stages to ensure that needed facilities and services are available and will be incorporated in the project design.

SECTION 13.0 REVERSION OF ZONING

The R-M parcel at the northeast corner of the Specific Plan is presently classified as Residential-Multiple. This parcel is also identified as lot 223 in the Environmental Impact Report.

The uses permitted on the property are limited to housing projects that are Base oriented. No multi-residential project that provides housing for other than Base personnel shall be approved. Further, if no Site Development Plan is approved and in effect for the two (2) year life of a Site Development before six (6) months from the effective date of adoption of this Specific Plan, the Land Use Classification will revert to RL-2.5 and be under the same regulations and opportunities as the property south of this subject parcel. If such a Site Plan is in effect, no extensions of this Site Plan may be made and the expiration of such a Site Development Plan will revert the property to the RL-2.5 Land Use District.

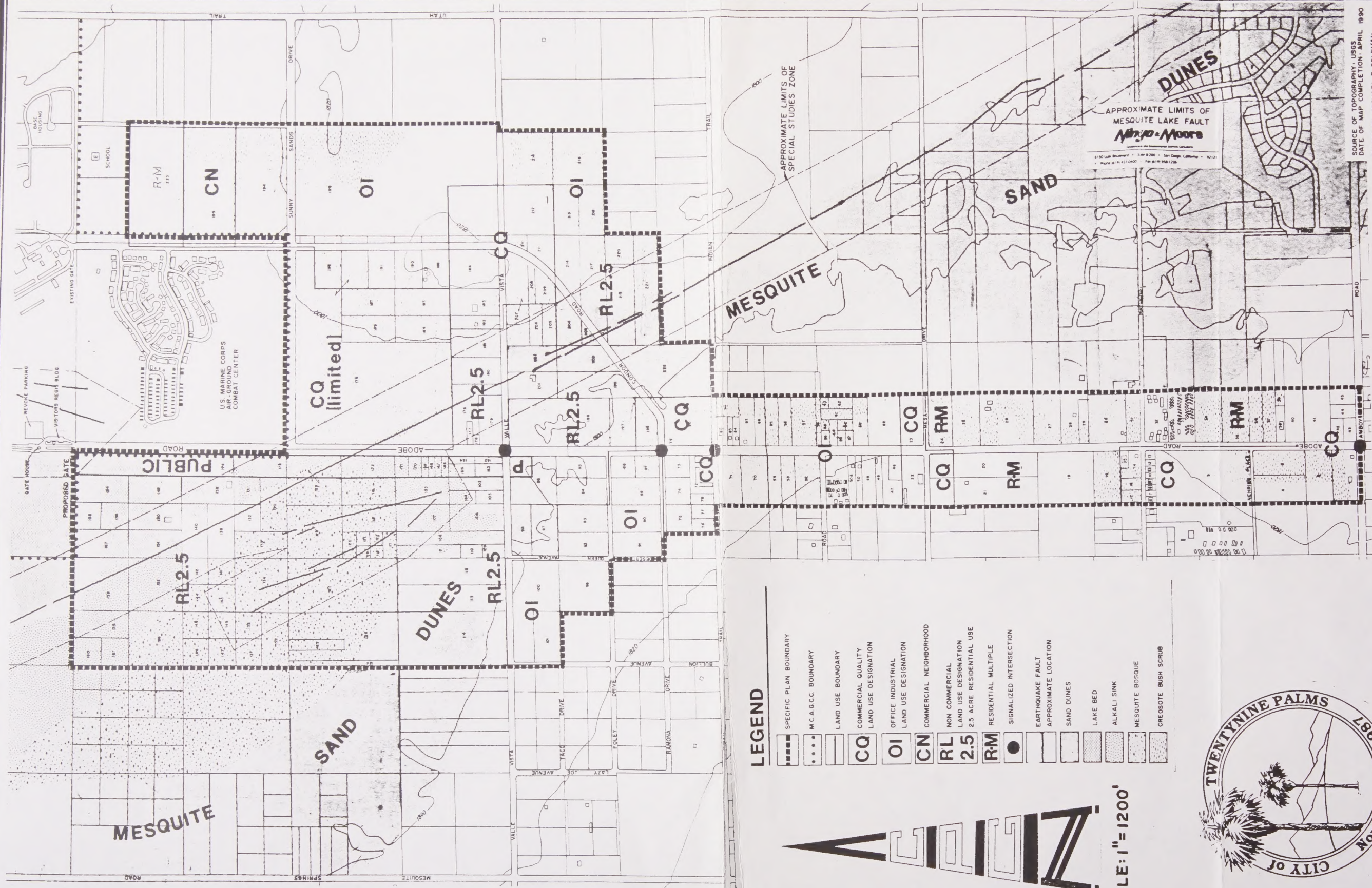
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CPG

CITY OF TWENTYNINE PALMS SPECIFIC PLAN NO. 5 "GATE WAY"

±1,141 ACRES

EXHIBIT 7

Specific Plan No. 5 Map

SOURCE OF TOPOGRAPHY: USGS
DATE OF MAP COMPLETION: APRIL 1990
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